

Informations *Rapides*

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Main Indicators

■ Indexes of prices of second-hand dwellings – Second quarter 2014

In the second quarter 2014, prices of second-hand dwellings were stable, but kept on decreasing year-on-year (-1.2 %)

Prices of second-hand dwellings were stable in the second quarter 2014 according to provisional results (s.a. data). This stability combined different changes : -0.3% for flats and +0.2 % for houses.

Year-on-year, prices decreased : -1.2%, after -1,9% in the first quarter. This decrease concerned flats (-1.1 %) as well as houses (-1.3 %).

In Île-de-France, prices went down by 0.5 % in the second quarter 2014

In Île-de-France, in the second quarter 2014, prices of second-hand dwellings decreased by 0.5 % (provisional results, s.a. data).

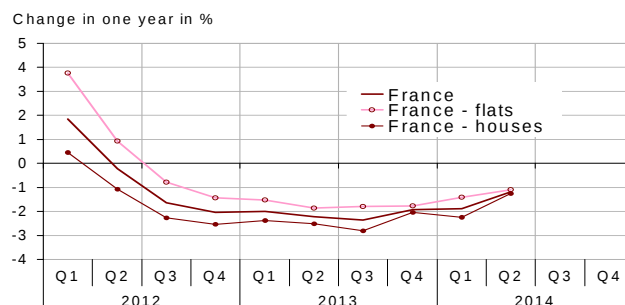
Year-on-year, prices in Île-de-France shrank by 2.0 %. It was more significant for houses (-3.3 %) than for flats (-1.4 %).

In provincial France, prices went up slightly in the second quarter 2014

In provincial France, prices went up slightly (+0.2 %, provisional results s.a. data) in the second quarter 2014. This raise was due to the prices of houses (+0.4 %). By contrast, the prices of flats were still slightly decreasing (-0.2 %).

Year-on-year, prices of second-hand dwellings in provincial France decreased, but not as much as in Île-de-France (-0.8 %, after -1,8% in the first quarter). This decline is the same for houses (-0.8 %) and for flats (-0.7 %).

Prices of second-hand dwellings



Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings indexes

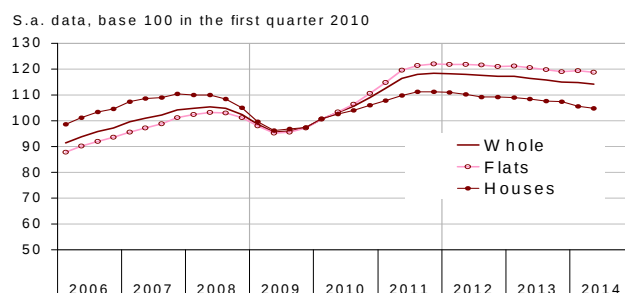
	change in					
	3 months (S.A.)			12 months		
	2013 Q4	2014 Q1 (sd)	2014 Q2 (p)	2013 Q4	2014 Q1 (sd)	2014 Q2 (p)
France	-0,2	-0,3	0,0	-1,9	-1,9	-1,2
Flats	-0,4	0,1	-0,3	-1,8	-1,4	-1,1
Houses	0,0	-0,6	0,2	-2,0	-2,3	-1,3

(p) : provisional

(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

Prices of second-hand dwellings in Île-de-France



Insee, French notaries - Database Bien, Perval society

The annual volume of transactions is stable in the second quarter 2014

In June 2014, the annual volumes of transactions were stable, after increasing since the beginning of 2013. The number of transactions was estimated at 735 000 over the last 12 months.

Year-on-year, the annual number of transactions rose significantly (+9.2 % against the transactions completed from July 2012 to June 2013).

Volume of transactions of second-hand dwellings over the last 12 months



CGEDD-Meedom based on notarial databases and DGFIP

Revisions

The index is revised to include transactions recorded after the last publication. Furthermore, for this publication, the seasonal factors for provincial France were revised. This could marginally change the figures since the beginning of 2008. In comparison to the results released on 4th July, the change in prices in the first quarter 2014 was revised downwards (-0.3 point) : -0.4 for houses, -0.1 for flats.

In Île-de-France, the change in prices in the first quarter 2014 was revised downwards (-0.5, -0.8 for houses, -0.3 for flats.). In provincial France, it was also revised downwards (-0.2, -0.2 for houses, +0.1 for flats).

Evolution of prices of second-hand dwellings in France

	Change in					
	3 months (S.A.)			12 months		
	2013 Q4	2014 Q1 (sd)	2014 Q2 (p)	2013 Q4	2014 Q1 (sd)	2014 Q2 (p)
France						
métropolitaine	-0,2	-0,3	0,0	-1,9	-1,9	-1,2
- Flats	-0,4	0,1	-0,3	-1,8	-1,4	-1,1
- Houses	0,0	-0,6	0,2	-2,0	-2,3	-1,3
Île-de-France	-0,5	-0,3	-0,5	-1,8	-2,1	-2,0
Province	-0,1	-0,3	0,2	-2,0	-1,8	-0,8
Flats						
Île-de-France	-0,7	0,4	-0,5	-1,8	-1,5	-1,4
- Paris	-0,4	0,4	-0,7	-1,5	-1,8	-1,1
- Seine-et-Marne	-1,4	-1,7	-0,4	-1,8	-2,1	-2,9
- Yvelines	-1,6	0,2	-0,2	-3,2	-2,5	-2,1
- Essonne	-1,7	-0,7	0,0	-2,8	-2,1	-2,7
- Hauts-de-Seine	-0,6	1,1	-0,4	-1,7	-0,9	-1,2
- Seine-Saint-Denis	-0,5	0,8	-0,4	-1,5	-0,2	-1,4
- Val-de-Marne	-0,2	0,5	-0,1	-1,3	-0,6	-1,2
- Val-d'Oise	-1,5	-0,9	0,2	-2,3	-2,5	-2,6
Province	-0,2	-0,1	-0,2	-1,8	-1,2	-0,7
- Agglomérations > 10 000 hab	-0,2	-0,3	**	-1,8	-1,4	**
- Villes-centres	0,0	0,0	**	-1,8	-1,0	**
- Banlieues	-0,5	-0,7	**	-1,8	-2,0	**
- Agglomérations < 10 000 hab	-0,2	1,2	**	-1,8	0,4	**
Houses						
Île-de-France	-0,3	-1,7	-0,6	-1,8	-3,2	-3,3
- Seine-et-Marne	-0,2	-2,4	-0,1	-1,8	-3,4	-2,8
- Yvelines	0,3	-2,5	-0,1	-1,2	-3,5	-3,0
- Essonne	-0,3	-2,2	0,1	-1,9	-3,4	-2,7
- Hauts-de-Seine	0,0	-1,7	-2,2	-0,7	-2,9	-4,8
- Seine-Saint-Denis	-1,4	0,6	-1,1	-3,4	-2,6	-3,4
- Val-de-Marne	-0,5	-0,9	-1,3	-2,1	-2,8	-3,7
- Val-d'Oise	-0,6	-1,4	-0,8	-1,9	-3,0	-3,2
Province	0,0	-0,3	0,4	-2,1	-2,0	-0,8
Nord-Pas de Calais	0,3	-0,6	**	-1,0	-1,4	**
- Flats	1,0	-1,2	**	-0,5	-2,2	**
- Houses	0,2	-0,5	**	-1,1	-1,2	**
- Lille Houses	0,4	-0,2	**	-0,2	-0,1	**
Provence-Alpes-Côte d'Azur	0,1	-1,0	**	-2,2	-2,3	**
- Flats	0,0	-1,0	**	-2,2	-2,3	**
- Houses	0,1	-0,9	**	-2,1	-2,2	**
- Marseille Flats	-1,3	0,1	**	-4,7	-3,7	**
Rhône-Alpes	0,1	0,5	**	-0,7	-0,4	**
- Flats	-0,3	0,6	**	-1,0	0,0	**
- Houses	0,4	0,4	**	-0,4	-0,8	**
- Lyon Flats	1,6	0,5	**	-0,2	1,4	**

** indice released on the 7th October 2014

(p) : provisional

(sd) : semi-definitive

Sources : Insee, French notaries - Database Bien, Perval society

To find out more :

The calculation of the indexes is based on the transactions completed during the quarter. The methodology is based on models explaining the price of housing according to its characteristics. With these models, the current value of a reference housing stock is estimated. Methodological principles of calculation of indexes are found in "Les indices Notaires-Insee de prix des logements anciens", Insee Méthodes n° 128 released in July 2014.

- Complementary data (long series) and metadata (methodology, linked internet pages...) are available on the HTML page of this index : <http://www.insee.fr/en/themes/info-rapide.asp?id=96>
- Follow us on https://twitter.com/InseeFr_News
- Historical data are available on the BDM : [G1292](#), [G23](#).
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